



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 3, Beeston Mount, Bollington, Cheshire, SK10 5QY

A stone end terrace cottage occupying a convenient location. Substantial stone outbuilding. NO ONWARD CHAIN.

Guide Price £189,000

3 Beeston Mount is located just off Shrigley Road and is an ideal property for the first time buyer.

Internally the property is presented to a good standard and briefly comprises on the ground floor a lounge with wood burning stove, breakfast kitchen, inner hall with stable door leading to the outside communal area, together with access to the bathroom. At first floor level there are two good sized bedrooms. The whole of the accommodation is warmed by a gas fired central heating system augmented by uPVC double glazed windows throughout.

Outside there is access down the side of the property which leads to the paved communal gardens and a storage shed.

There is a wide range of shopping, travel, educational and recreational facilities are available in Bollington and nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

## Directions:

From our Bollington Office turn right out of High Street onto Palmerston Street. At the roundabout continue into Shrigley Road and after a short distance turn left into Beeston Mount where the property can be found on the right hand side.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE 16'2 x 10'7

Attractive stone fireplace with timber mantel and stone hearth incorporating multi fuel stove, cupboard housing meters, double radiator, two wall light points, staircase off.

#### KITCHEN 9'7 x 7'9

With a range of base, eye level and drawer units and worktops, stainless steel single drainer sink unit with mixer tap, four ring gas hob with built in oven and extractor hood over, plumbing for washing machine, double radiator, tiled floor, part tiled walls.

#### INNER HALL

With stable door to outside, access to bathroom.

#### BATHROOM

Comprising panelled bath with shower over and side screen, pedestal wash hand basin with mixer tap, chrome heated towel rail, low level WC, fully tiled walls, tiled floor, extractor fan.

### FIRST FLOOR

#### BEDROOM ONE 10'7 x 9'5 plus recess

Single radiator, wood flooring, attractive beam, window to front elevation.

#### BEDROOM TWO 9'7 overall x 8'6

Single radiator, wood flooring, attractive beam, cupboard housing gas fired central heating Worcester boiler, airing cupboard, window to rear elevation.

#### OUTSIDE

Gardens as previously mentioned.

#### OUTSIDE BUILDING IN COURTYARD

#### SUBSTANTIAL STONE OUTBUILDING

#### TENURE

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitors.

Ground rent is £8 pa.

## POSSESSION

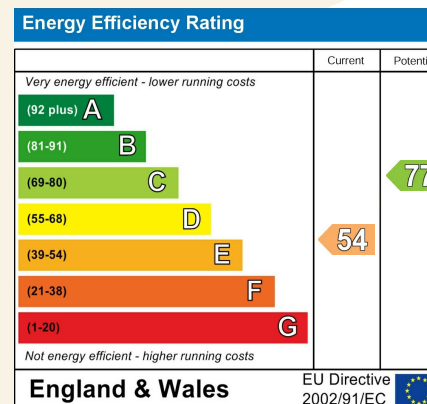
Vacant possession upon completion.

## VIEWINGS

Strictly by appointment through the Agents.

## COUNCIL TAX

BAND B



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### MISDESCRIPTIONS ACT 1967

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